

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
July 25, 2019

Case #3096: Application of Sriram Koneru of 106 Delaware Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height to new roof deck at 106 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 1 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2897: Application of South Nassau Communities Hospital of 1 Healthy Way, Oceanside, NY (the “Applicant”) for an appeal of an administrative decision, pursuant to General City Law Section 81-b(2), of the City Building Commissioner, requesting an interpretation that the proposed use is permitted “as of right” under the doctrine of merger for construction of a Medical Arts Pavilion at 440 East Bay Drive, Long Beach, NY also known as Section 59, Block 77, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2911: Application of Katherine Harris of 65 Nebraska Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use for Renewal of a Conditional/Temporary Variance for a 2nd kitchen at 65 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3099: Application of J5LB Group, LLC of 323 West Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(A) Use; 9-105.1(C) Front Yard; 9-105.1(D) Side Yard; 9-112.(1) Off Street Parking for a new two-family house at 242 West Bay Drive, Long Beach, NY also known as Section 59, Block 53, Lot 22 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3100: Application of Craig Curry of 239 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 239 East Chester Street, Long Beach, NY also known as Section 59, Block 123, Lot 56 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3101: Application of 118 East Chester Street Mangement LLC of 100 W. Park Ave., #306, Long Beach, NY for an appeal from administrative decision pursuant to General City Law Section 81-b(2), in this case the Building Commissioner letter denying a 2 family house where a 2 family house previously existed at 343 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 57 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3102: Application of Michael Goldstein of 83 Joyce Road, Plainview, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(E) Front Yard; 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for a 2nd floor addition and off street parking at 616 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 246 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3103: Application of Kenneth Roldan of 679 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard for a new FEMA compliant house at 679 West Beech Street, Long Beach, NY also known as Section 59, Block 15, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3104: Application of Jenny Phillips of 505 East Bay Dr., Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(B) Height for a new roof top deck at 505 East Bay Dr., Long Beach, NY also known as Section 59, Block 162, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3105: Application of William Gluckin of 91 Alabama Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for new front yard decks at 91 Alabama Street, Long Beach, NY also known as Section 59, Block 236, Lot 34 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3106: Application of Paul Martin, West Beech Grill Corp. & PRM Realty II Corp. of 945 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) New Bar; 9-112.(16) Off Street Parking for a new bar at 945 West Beech Street, Long Beach, NY also known as Section 59, Block 231, Lot 51 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Special Use Permit with Conditions

Dated: July 25, 2019
Long Beach, N.Y.

Rocco J. Morelli
Chairman